Clay County, Missouri
Land Survey Document

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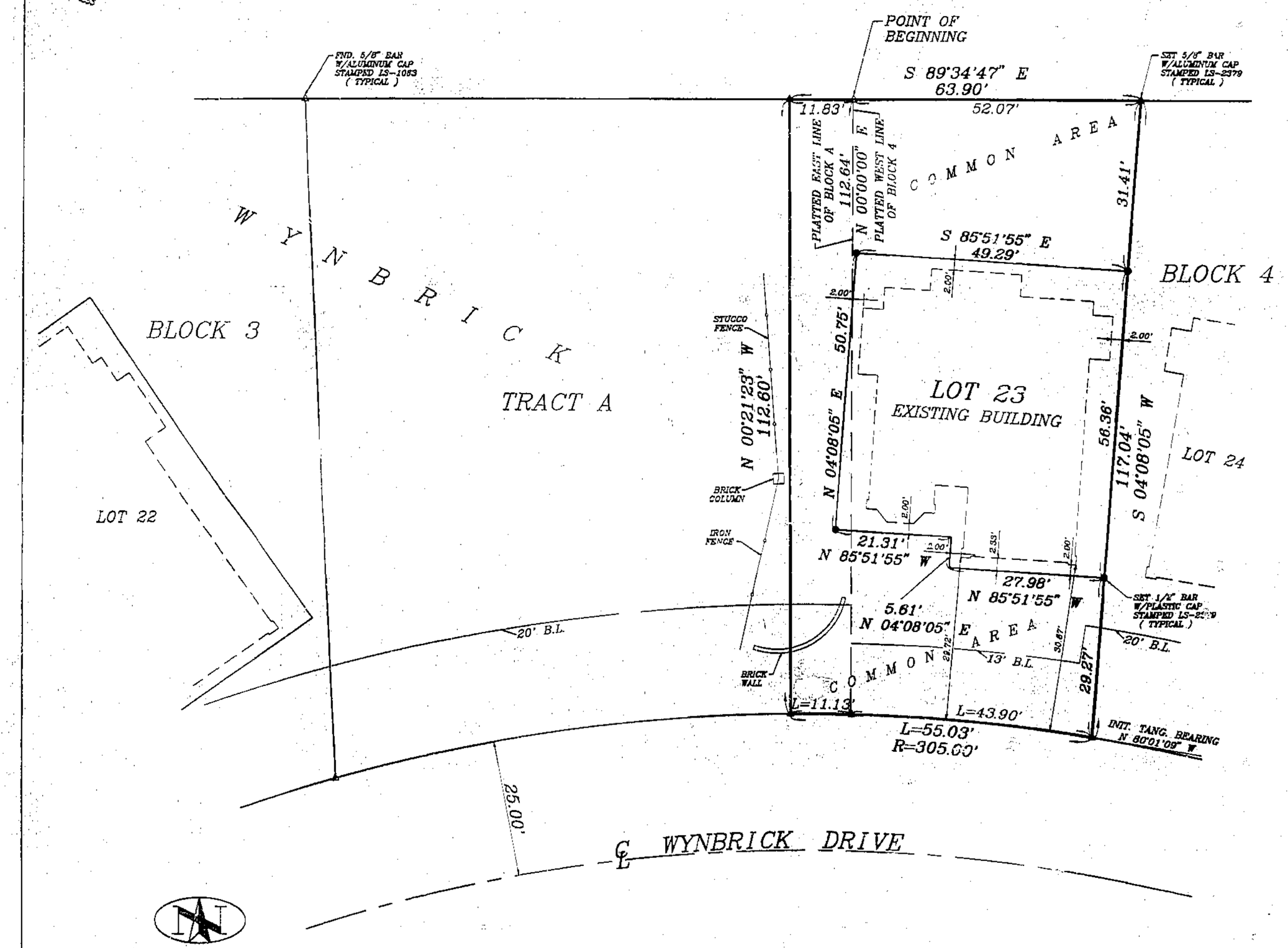
U 70947

MAY 4 @ 1993

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
93 MAY -4 AM 10:36
RECORDED BY Cabrey BK 1 PAGE 17
MARY L. MOBERLY
RECORDER OF DEEDS
By Mary Moberly Deputy

WYNBRICK
LOT SPLIT PLAT



LEGAL DESCRIPTION:

CONTAINING 6,767 SQ. FT. OR 0.1553 ACRES

THIS IS A RESURVEY OF PART OF BLOCK 4 AND PART OF TRACT A, WYNBRICK, A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID BLOCK 4; THENCE S 89°-34'-47" E, ALONG THE NORTH LINE OF SAID BLOCK 4, 52.07 FEET; THENCE S 04°-08'-05" W, 117.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WYNBRICK DRIVE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID BLOCK 4; THENCE WESTERLY, ALONG SAID LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, AND AN INITIAL TANGENT BEARING OF N 80°-01'-09" W, AN ARC DISTANCE OF 43.90 FEET TO THE SW CORNER OF SAID BLOCK 4, SAID CORNER ALSO BEING THE SE CORNER OF TRACT A; THENCE WESTERLY, CONTINUING ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 11.13 FEET; THENCE N 00°-21'-23" W, 112.60 FEET TO THE NORTH LINE OF SAID TRACT A; THENCE S 89°-34'-47" E, ALONG SAID NORTH LINE, 11.83 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

WYNBRICK, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27 DAY OF April, 1993.

WYNBRICK, INC.

Margaret I. Miller
MARGARET I. MILLER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 27 DAY OF April, 19 93, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME MARGARET I. MILLER, TO ME AS PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT SHE IS PRESIDENT OF WYNBRICK, INC., AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID MARGARET I. MILLER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 10-24-94

Jane L. Wilson
NOTARY PUBLIC

CITY OF LIBERTY:

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF LIBERTY, MISSOURI.

Patti Banks
PATTI BANKS,
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE 5-3-93

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF FINAL GRADING AND LANDSCAPING AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " O " OR " Δ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE SOURCE OF DESCRIPTION AND BASIS FOR THE BEARING SYSTEM USED FOR THIS SURVEY WAS DERIVED FROM THE RECORDED PLAT OF WYNBRICK.

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS-A SURVEY AS DEFINED IN 4 CSR 30-8.020 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS LOT SPLIT PLAT OF PART OF BLOCK 4, WYNBRICK, AND PART OF TRACT A, WYNBRICK, IS BASED ON A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

4-27-93
DATE

Charles E. Kutz
CHARLES E. KUTZ MLS-2379

Clay County
Title Co.
4/4/93

BISD WYNBRICK - BLK. 4
FILE: WYNLSTR2.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 160 KANSAS CITY, MO. 64152 (816) 741-6152

NOTE: The area between the lot line and the foundation of the existing building shall be subject to the same use and maintenance restrictions as the "Common Areas".